

COUNTY OF SAN DIEGO TENTATIVE MAP 5517-RPL4

SHEET 1 OF 1 SHEET

LAND DIVISION STATEMENT
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT PARTICIPATE IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 17 DAY OF MARCH, 2011

AT SAN DIEGO, CALIFORNIA.

RYAN CACY
14398 RIOS CANYON RD.
EL CAJON, CA 92021
(619) 938-2839
(619) 938-0831 FAX

ASSESSOR'S PARCEL NUMBER: 388-072-03
TAX AREA RATE FROM THE COUNTY ASSESSOR'S: 86013
LOW INCOME LOT: 4, (TO BE RENTED OUT).

LEGAL DESCRIPTION:
THAT CERTAIN TRACT OF LAND SITUATED IN THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF LOTS 7 & 8, ACCORDING TO MAP OF "PORTION OF SOMMERMONT PLACE" AND PORTIONS OF TRACTS 4 AND 5 OF THE "R" TRACT ACCORDING TO PARTITION MAP FILED IN THE SUPERIOR COURT OF SAN DIEGO COUNTY IN ACTION ENTITLED BEN P. HILL ET AL VS. WILLIAM G. HILL ET AL, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY COMMON CORNER OF LOTS 6 AND 8 OF PORTION OF SOMMERMONT PLACE, ACCORDING TO MAP THEREOF NO. 661, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1991; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 280 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLE TO SAID PROLONGATION 300 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLE 280 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 300 FEET TO THE POINT OF BEGINNING.

GENERAL PLAN DESIGNATION:	
6	
COMMUNITY/SUBREGIONAL	
PLAN: PEPPER DRIVE/ BOSTONIA	
REGIONAL CATEGORY:	
CUA	
PROPOSED USE: RESIDENTIAL	
ASSOCIATED PERMITS: N/A	
EXISTING	
USE REGULATIONS	RS4
ANIMAL REGS	G
DENSITY	4.35
LOT SIZE	10,000
BUILDING TYPE	C
MAX F.L.R. AREA	C
F.L.R. AREA RATIO	G
HEIGHT	G
COVERAGE	G
SETBACK	H
OPEN SPACE	H
SPECIAL AREA REGS	-
PROPOSED	
USE REGULATIONS	RS4
ANIMAL REGS	G
DENSITY	4.35
LOT SIZE	6,000
BUILDING TYPE	C
MAX F.L.R. AREA	C
F.L.R. AREA RATIO	G
HEIGHT	G
COVERAGE	G
SETBACK	H
OPEN SPACE	H
SPECIAL AREA REGS	-

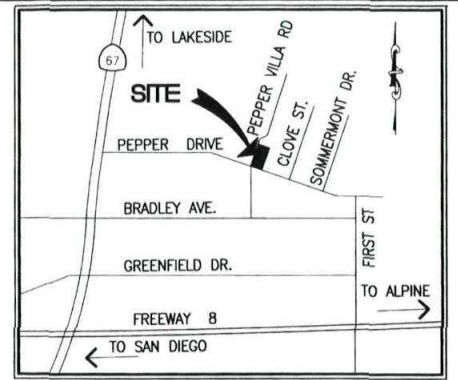
PRELIMINARY QUANTITIES:
TOTAL CUT = 340± C.Y. MAX CUT SLOPE RATIO= 2:1
TOTAL FILL = 4,980± C.Y. MAX. FILL SLOPE RATIO=2:1

WATER: HELIX WATER DISTRICT
SEWER: PADRE DAM MUNICIPAL WATER DISTRICT
FIRE: Santee Fire Department
POWER: SAN DIEGO GAS & ELECTRIC
SCHOOL: Santee School District - JUNIOR HIGH
GROSSMONT UNION HIGH SCHOOL DISTRICT

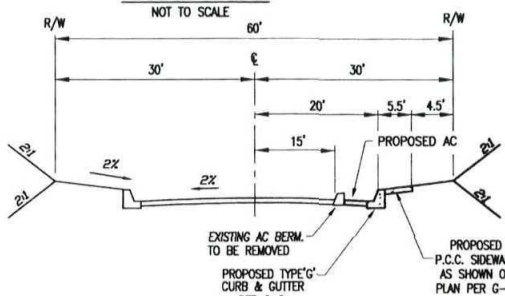
SOLAR ACCESS:
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PREPARED BY:
KAMAL SWEIS, RCE 48592 DATE 3-18-2011

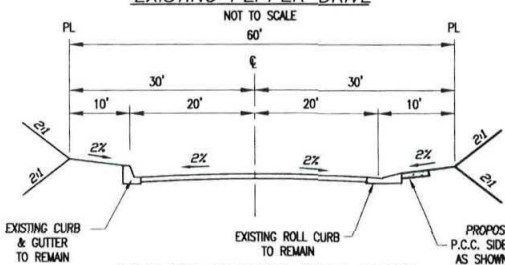
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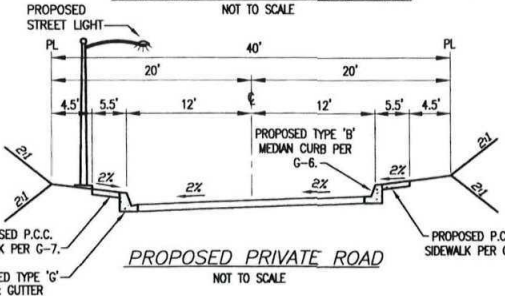
VICINITY MAP



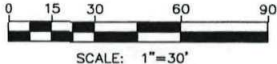
EXISTING PEPPER DRIVE



EXISTING PEPPER VILLA DRIVE



PROPOSED PRIVATE ROAD



IF PLAN SIZE IS LESS THAN 24"x36", THIS IS A REDUCED COPY. SCALE PLAN ACCORDINGLY.

OWNER/APPLICANT

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NOTES:

1. NUMBER OF PROPOSED LOTS: BUILDABLE-11; OPEN SPACE-0
2. INITIATION OF SPECIAL ASSESSMENT ACT PROCEEDING IS NOT PROPOSED
3. PARK FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION.
4. STREET LIGHTING TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
5. THE PRIVATE ROAD WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

BENCHMARK

DESCRIPTION : G 0281
ELEVATION = 0406.676 M.S.L.
1.0 MI S Santee Post Off Along Magnolia, 100FT N INT AIRPORT DR. AND MAGNOLIA AVE. 27 FT E OF AVE 30 FT N PP 724151H 8.5 FT N OF THE N ONE OF A ROW OF PALM TREES E SIDE HWY STD DISC TOP CONC POST STMPD G 261 1955 ELEV. 406.676

SOURCE OF TOPOGRAPHY:

MORENO AERIAL PHOTO SURVEYS
(PROJECT: MAPS 06-1510 DATED MARCH 29, 2006)

NOTE

"THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY."

REFERENCED DRAWINGS

ROAD SURVEY 1344
SEWER S-276, S-277 PADRE DAM

BUILDING SETBACKS

WITH TWO INCENTIVES PER GOVERNMENT CODE SECTION 65915.

FRONT, LOTS 4-1 50' FROM CENTERLINE
LOTS 5-11 40' FROM CENTERLINE (W/ INCENTIVE)
REAR 20' FROM PROPERTY LINE (W/ INCENTIVE)
SIDE 10' FROM PROPERTY LINE
EXTERIOR 35' FROM CENTERLINE

LOT SIZES

WITH DENSITY BONUS PER GOVERNMENT CODE SECTION 65915.

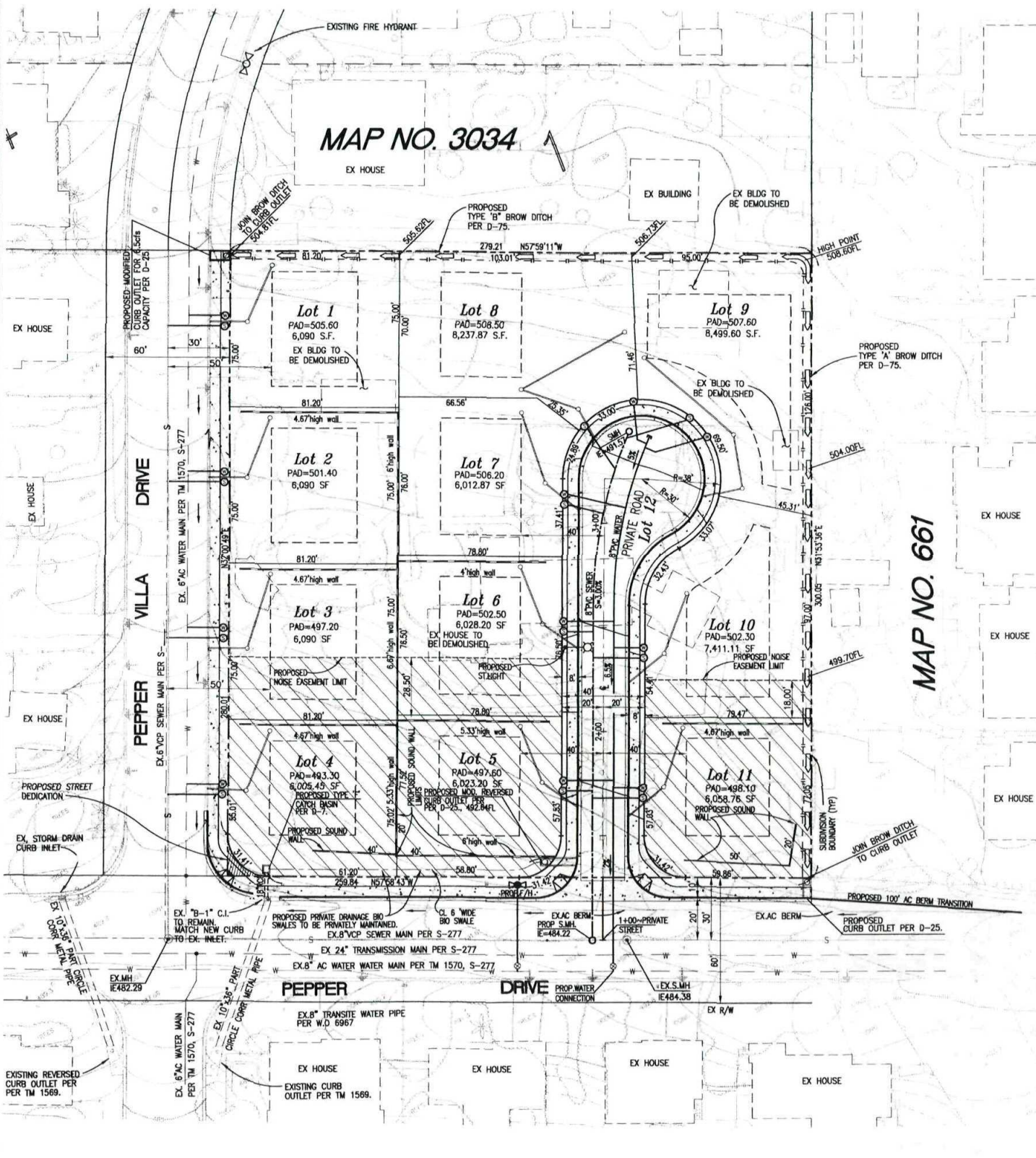
LOT AREA 6,000 SF
LOT DEPTH 78.80'
LOT WIDTH 60'

LOT AREAS

PARCEL	GROSS (AC)	NET (AC)
1	0.140	0.140
2	0.140	0.140
3	0.140	0.140
4	0.138	0.138
5	0.138	0.138
6	0.138	0.138
7	0.138	0.138
8	0.189	0.189
9	0.195	0.195
10	0.170	0.170
11	0.139	0.139
12 (STREET LOT)	0.258	0.258
TOTAL	1.924	1.924

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY LINE	---
LOT LINE	---
CUT SLOPE (2:1 MAX.)	--->
FILL SLOPE (2:1 MAX.)	<---
PROPOSED 8" PVC WATERMAIN	---
PROPOSED FIRE HYDRANT	⊗
PROPOSED 8" PVC SEWERMAIN	---
PROPOSED SEWER MANHOLE	⊙
PROPOSED SEWER SERVICE	---
PROPOSED WATER SERVICE	---
PROPOSED STREET LIGHT	⊙
PROPOSED CURB OUTLET(D-25)	---
PROPOSED CURB & GUTTER (G-2)	---
PROPOSED SIDEWALK	---
PROPOSED YARD DRAIN AND PVC PIPE	---
PROPOSED 4' WIDE BIO-SWALE	---
PROPOSED RETAINING WALL	---
PROPOSED NOISE EASEMENT	---



SDC DPLU RCVD 3-18-11
TM5517

COUNTY TM 5517-RPL4